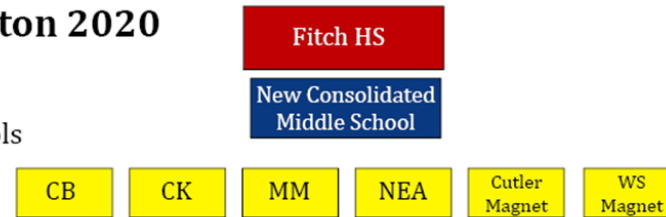


# Groton School Facilities Initiative

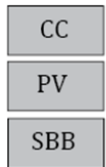
## Groton 2020

### Proposed Groton 2020

1 High School  
1 Middle School  
6 Elementary Schools

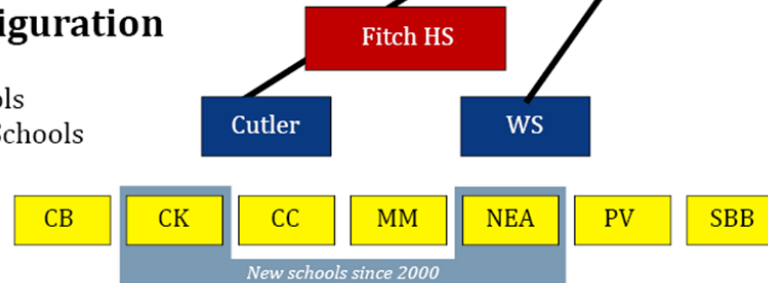


*Elementary Schools  
to be closed*

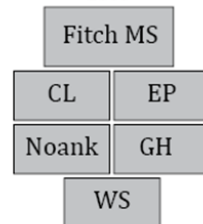


### 2015 Configuration

1 High School  
2 Middle Schools  
7 Elementary Schools

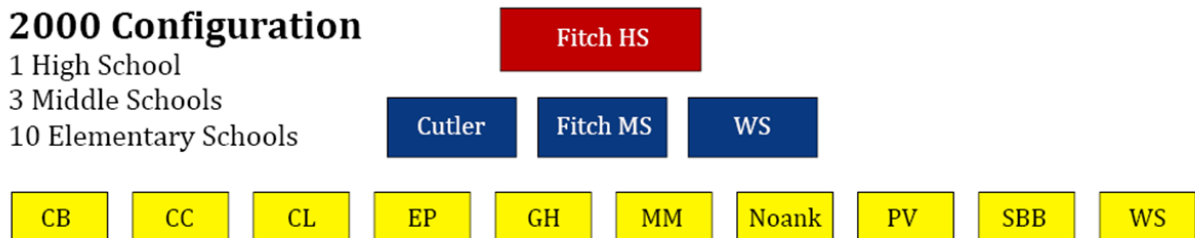


*Schools closed since  
2000*



### 2000 Configuration

1 High School  
3 Middle Schools  
10 Elementary Schools



3/16/2016



# Tonight's Presentation

- Introduction and Process
- Addressing School Facility Needs
- Addressing Educational Needs
- Groton 2020 Plan Considerations & Costs
- Comments & Questions



# SFITF Resolution & Members

## RESOLUTION ESTABLISHING THE SCHOOL FACILITIES INITIATIVE TASK FORCE

---

WHEREAS, the Town Council and the Board of Education recognize the need to address elementary and middle school redistricting and provide recommendations for the design of a school system that reflects the system's long-term vision, and takes into consideration educational programs, budgets, facilities, and demographic changes, and

### Representative Membership from:

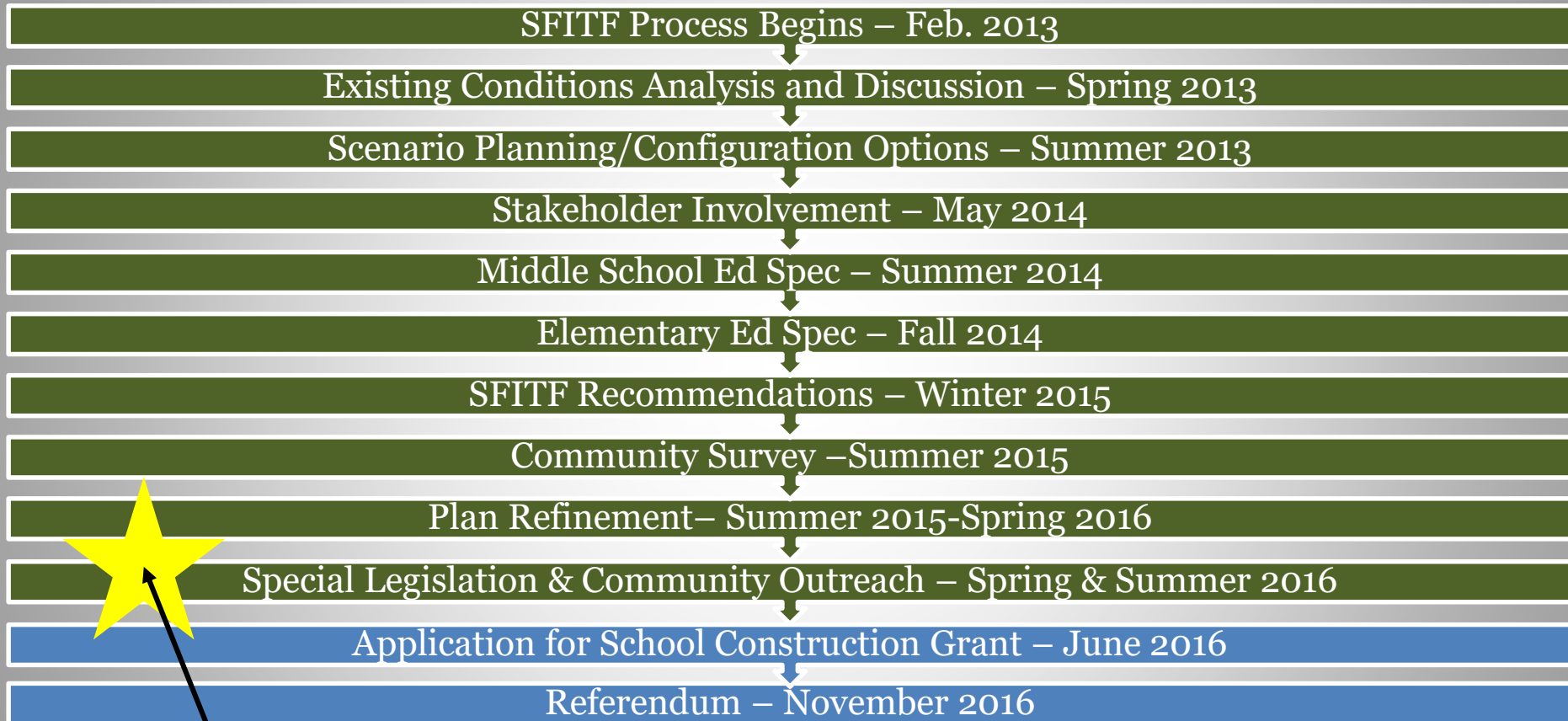
- Board of Education
- School Administrators
- RTM
- Town Council, Planning Commission
- Teachers
- Permanent School Building Committee
- Citizens at large

### *Survey Finding:*

**64.2%** are Very or Somewhat Aware of the Task Force



# SFITF Process



**We are here in the process**



# SFITF Weaknesses to Address

Early in the planning process SFITF identified issues to address

- **Code issues** with existing facilities
- Limited PreK facilities
- **Age** of schools
- Location of two middle schools limiting integration and diversity
- **Cost** to maintain status quo
- Gaps in student performance/achievement between schools
- Portables are **substandard** spaces that pose a **security concern**
- Classes are full
- **Exodus** of Groton students to magnet schools
- Student groupings not addressing all students needs
- School **safety** and physical layouts
- Small elementary schools – **inefficient** operations
- Buildings prohibit district flexibility for reconfiguration
- Lack of air-conditioning in schools - limits summer programming
- Redistricting & **State Mandates**
- Lack appropriate space for **21st century modern learning**
- Too many facilities to maintain - **cost of maintenance**
- Lack of playing fields and appropriate play surfaces



# Groton 2020 Objectives

Objective	Survey Findings
➤ Develop a long-term plan to modernize outdated facilities that are, on average, 60 years old.	<b>75.1%</b> are, in general, supporters of modernizing GPS facilities.
➤ Enhances educational opportunities for all students – move towards 21 <sup>st</sup> century learning with capacity for Pre-K education and in-town Magnet School Programming.	<b>83.2%</b> agree that Pre-K education in Groton is important.  <b>53.4%</b> agree that In-Town Magnet Schools should be included in any plan.
➤ Addresses state mandates & eliminates the need for racial balance redistricting.	<b>50.7%</b> are more likely to support passage of the Groton 2020 Plan if it will help eliminate State-mandated redistricting.

**Allows for effective and efficient operation of schools,  
equality for our students.**

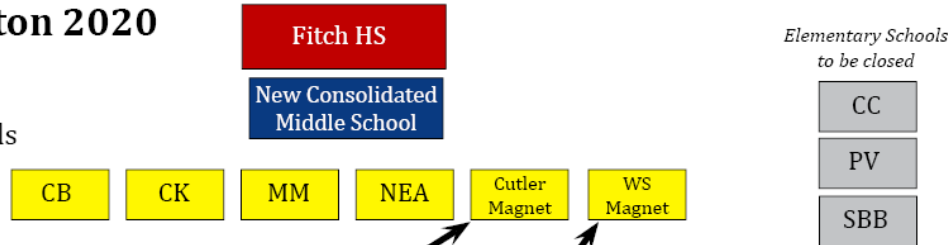




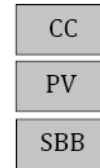
# Groton 2020

## Proposed Groton 2020

1 High School  
1 Middle School  
6 Elementary Schools

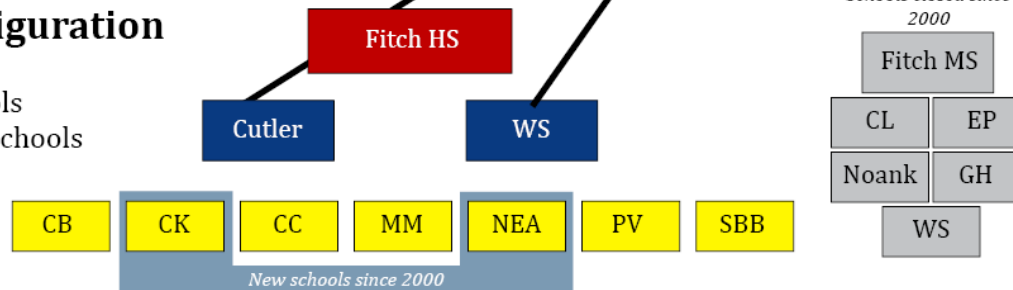


*Elementary Schools to be closed*

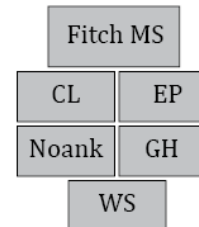


## 2015 Configuration

1 High School  
2 Middle Schools  
7 Elementary Schools

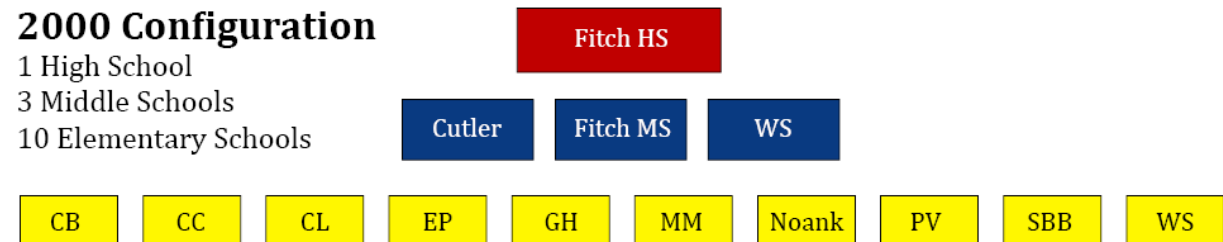


*Schools closed since 2000*



## 2000 Configuration

1 High School  
3 Middle Schools  
10 Elementary Schools



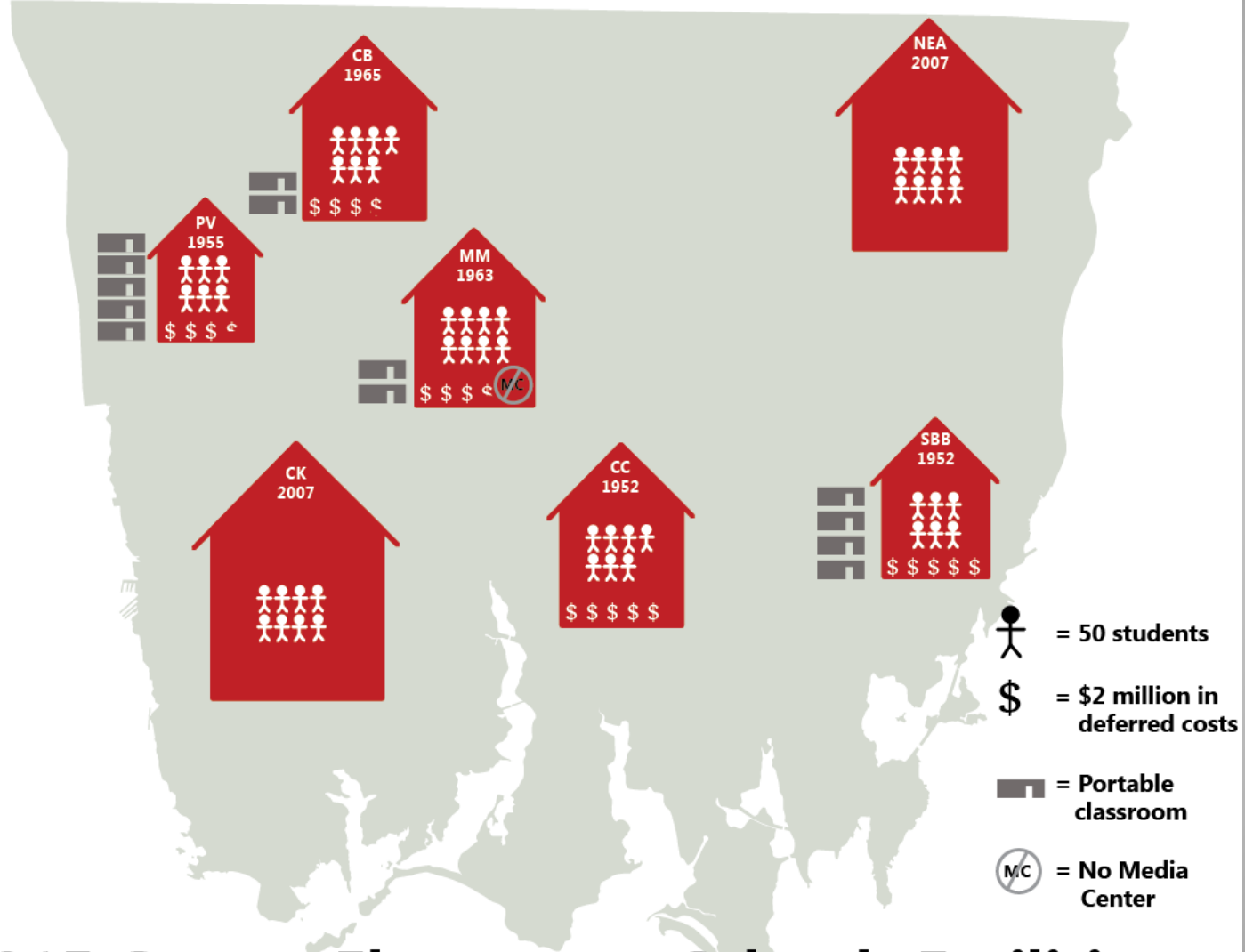
*Survey Finding:*  
After receiving more information about the Groton 2020 Plan, support went from 36.6% to **51.8%**.



# Addressing School Facility Needs



# Elementary Facility Overview



## 2015 Groton Elementary Schools Facilities



# Elementary Facility Overview

- CC, PV, and SB average **62 years** of service
- Maintained through continued maintenance with little to **no reinvestment** or **modernization**
- **Portables** long exceeded useful life and pose **security risks**

## *Survey Finding:*

**56.7%** are “More Likely” to support a plan that addresses buildings over 60 years old.

# Elementary School Needs

## Claude Chester Needs

Non-friable asbestos removal  
Fire alarm replacement  
Fire sprinklers  
Parking  
Replace heating system  
Electrical distribution  
Structural  
Handicap accessibility  
HVAC  
Security  
Encapsulate dirt crawl space

## Pleasant Valley School Needs

Fire alarm replacement  
Fire sprinklers  
Replace boilers  
Replace heating system  
Electrical distribution  
Handicap accessibility  
HVAC  
Security  
Replace temporary classrooms  
Encapsulate dirt crawl space

## SB Butler Needs

Non-friable asbestos removal  
Energy Efficient Windows  
Rescue Windows  
Fire Alarm replacement  
Fire sprinklers  
Replace heating system  
Electrical distribution  
Structural  
Handicap accessibility  
HVAC  
Security  
Replace temporary classrooms with permanent space  
Encapsulate dirt crawl space  
Roofing

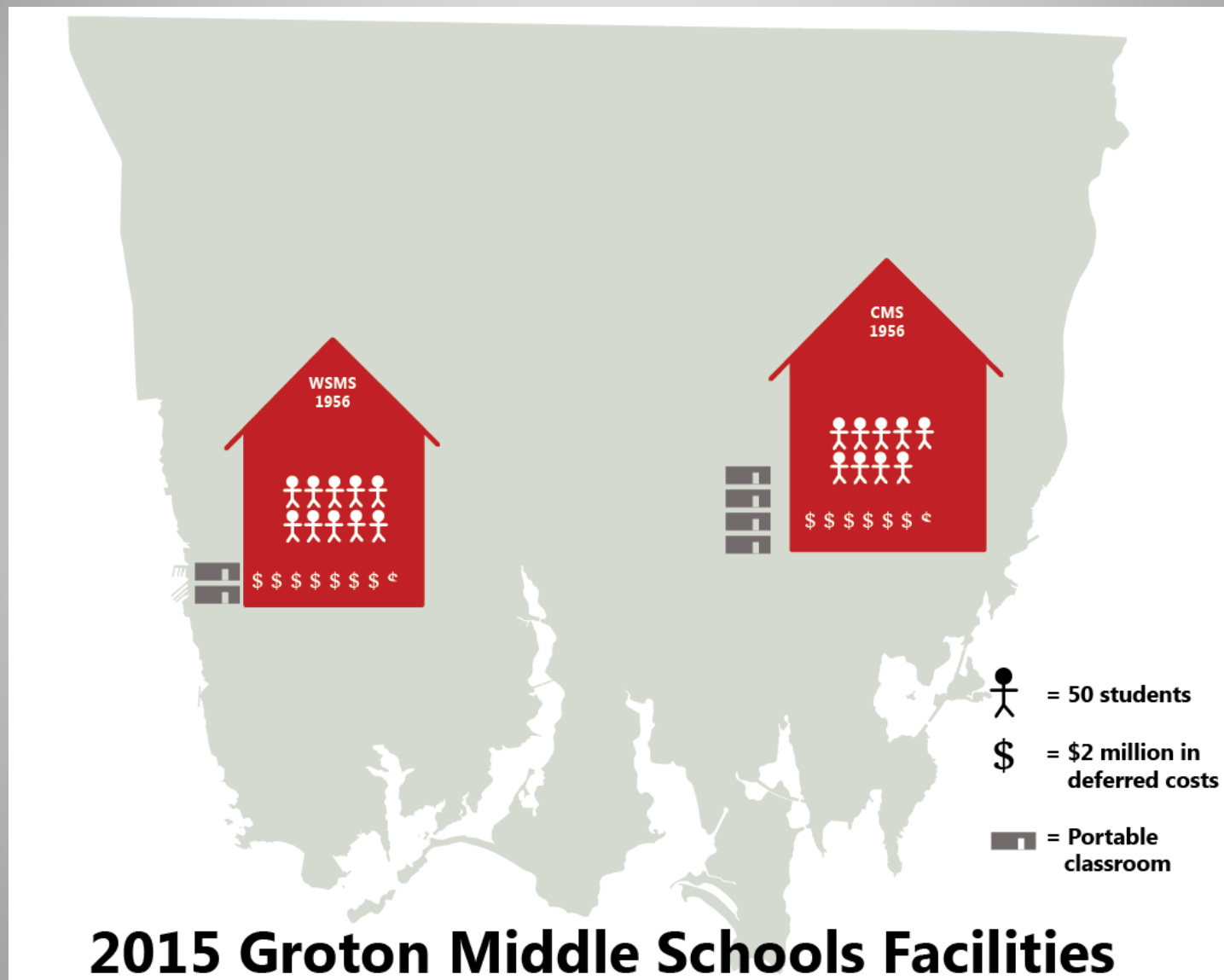
### Summary of Deferred Costs by Building

Facility	Total
Kolnaski	\$137,500
Barnum	\$7,333,750
Chester	\$9,500,000
Morrisson	\$6,773,141
Northeast	\$123,685
Pleasant Valley	\$7,174,597
S.B. Butler	\$10,488,117

**Priority Elementary  
Schools Total:  
\$27,162,714  
(in 2012 dollars)**



# Middle School Facility Overview



# Middle School Facility Overview

- CMS & WSMS combined **114 years** of services
- CMS & WSMS have remained functional through **continued maintenance** & modest reinvestment
- 6 Portable Classrooms
- Require **significant investment to maintain** functionality without modernization



# Middle School Needs

## Cutler Middle School Needs

Non-friable asbestos removal
Energy Efficient Windows
Rescue Windows
Fire Alarm replacement
Fire sprinklers
Parking
Electrical distribution
Structural
Handicap accessibility
HVAC
Security
Replace temporary classrooms w/ permanent space

## West Side Middle School Needs

Non-friable asbestos removal
Fire alarm replacement
Parking
Replace boilers
Replace heating system
Electrical distribution
HVAC
Security
Replace temporary classrooms
Encapsulate dirt crawl space
Roofing

## Summary of Deferred Costs by Building

Cutler	\$12,795,936
West Side	\$15,145,721



**Middle School Needs  
Total:  
\$27,941,657  
(in 2012 dollars)**

# Status Quo – Deferred Costs

## Conservative Estimate of Building, MEP, and Portable Classroom Replacement Costs

Summary of Deferred Costs by Building	
Facility	Total
Kolnaski	\$137,500
Barnum	\$7,333,750
Chester	\$9,500,000
Morrisson	\$6,773,141
Northeast	\$123,685
Pleasant Valley	\$7,174,597
S.B. Butler	\$10,488,117
Cutler	\$12,795,936
West Side	\$15,145,721
TOTAL:	\$69,472,447

**3 Priority  
Elementary  
Schools  
Total:  
\$27,162,714**

**2 Middle  
Schools  
Total:  
\$27,941,657**

**Grand Total: \$55,104,371**  
(in 2012 dollars)





# Status Quo – Deferred Costs

- \$55 million in costs to address critical items
- Assumes no expansions – replacement of existing portables only
- Assumes no **Modernization** to school buildings
- **Just Keeps Buildings Standing**
- **If Groton were to bond the full \$55 million in improvements, average annual cost to median homeowner = \$150 over life of the bond**

## *Survey Finding:*

**54.1%** Agree that a long-term fix is better than short-term repairs



# Addressing Groton's Educational Needs

# Modernization of Facilities

- Educational Environment is enriched when facilities....
  - Provide for 21<sup>st</sup> Century learning environments
  - Facilitate the appropriate use of instructional technology
  - Improve quality of environment (air quality, lighting, etc)



## *Survey Findings:*

**75.1%** are supportive, in general, of modernizing GPS facilities.

**62.2%** Agree that education quality is impacted by facility quality.

# Groton's Interest in Magnets

➤ Groton students attending other Public Schools has increased dramatically since 2008

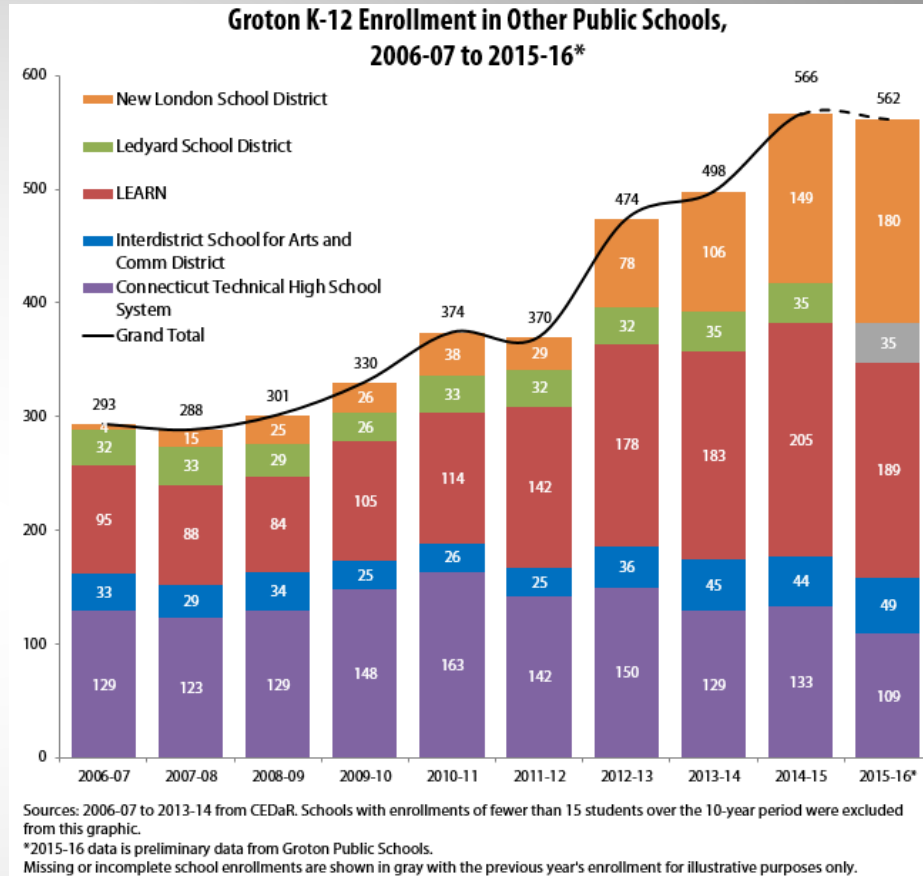
➤ Groton students voting with feet on education in Groton

➤ Impacts Groton's budget

➤ GPS's Intra-district offerings

➤ STEM already at Catherine Kolnaski

➤ For 2016-16, Performing Arts Magnet at Northeast Academy



*Survey Finding:*  
**53.3%** think that GPS should include in-town Magnet schools.



# Groton 2020 Expands Opportunities

## **One middle school = equal opportunity**

- Academic Programs
  - Access to advanced courses
  - Participate in MYP on campus
- Interscholastic and Intramural Sports
- Athletic fields & expanded resources
- Extra-curricular Activities (Math Counts & LEGO™ League)

## **Expand elementary intra-district magnet opportunities**

- Opportunity to Create Two State of the Art Magnet Programs at New Elementary Schools
- Technology & Space Designed Around Programs.



# Eliminate Redistricting

Eliminate need for Redistricting for racial balancing.

## Education commissioner: If Groton can't make racial balance plan work, it will need another

Published May 06. 2015 9:03PM Updated May 06. 2015 10:59PM

By Deborah Straszheim

Hartford — If Groton is unable — for any reason — to succeed with the [plan it presented to the State Board of Education](#) to create racial balance in its schools, the district will have to come up with a new one and present it to the state board, Education Commissioner Dianna R. Wentzell said Wednesday.

Speaking during a recess of the State Board of Education meeting on







# Gaining Operational Efficiencies

- Reduces number of buildings from **10** schools to **8** schools – helps address concerns about economic conditions.
- Average annual maintenance of ~\$134,500/bldg.  
= potential savings of ~\$269,000 annually.
- Potential administrative staff savings of ~\$1.2 million annually
- **Total Potential Annual Cost Avoidance: ~\$1.47 million**
- Additional instructional staff savings from above through consolidation.





# Planning and Design Considerations



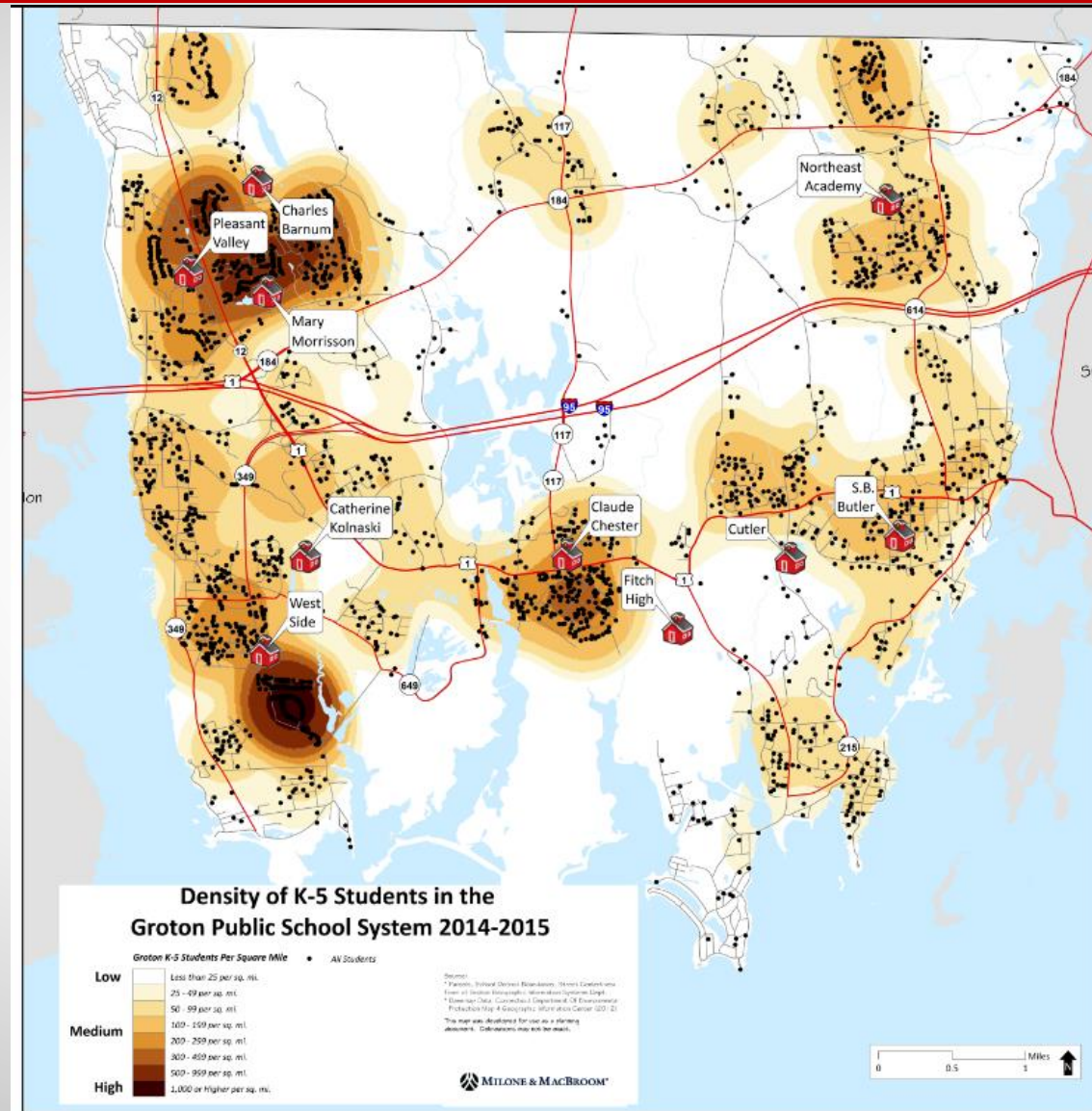
# Groton 2020 Plan...

- Facilitates Long Term Vision for School Consolidation
- Aligns All Schools with Current & Future Demographics
- Eliminates State Mandated Racial Balancing & Redistricting
- Co-Locates Middle & High School
- Expands Educational Opportunities
- Complements community and recreational assets



# Understanding Student Population

- Buildings need to align with demographics
- Build intra-district magnet programs around new facilities





# What is Racial Balance?

- CT General Statutes § 10-226
- ...minority composition varies between **15% and 25%** from the district's minority composition for the same grades are impending racial imbalance
  - District is notified, but not required to submit a racial balance plan.
- ...minority composition varies by **25% or more** from the district's minority composition are racially imbalanced
  - **District must submit a plan to the CSDE addressing how imbalance will be corrected**

GROTON PUBLIC SCHOOLS  
1300 FLANDERS ROAD  
MYSTIC, CT 06355

PLAN TO ADDRESS RACIAL IMBALANCE IN  
CLAUDE CHESTER ELEMENTARY SCHOOL

In response to Connecticut General Statutes 10-226a through 10-226e

and

Sections 10-226e-3 and 10-226e-5

of the Regulations of State Agencies

and

Submitted to the State Board of Education

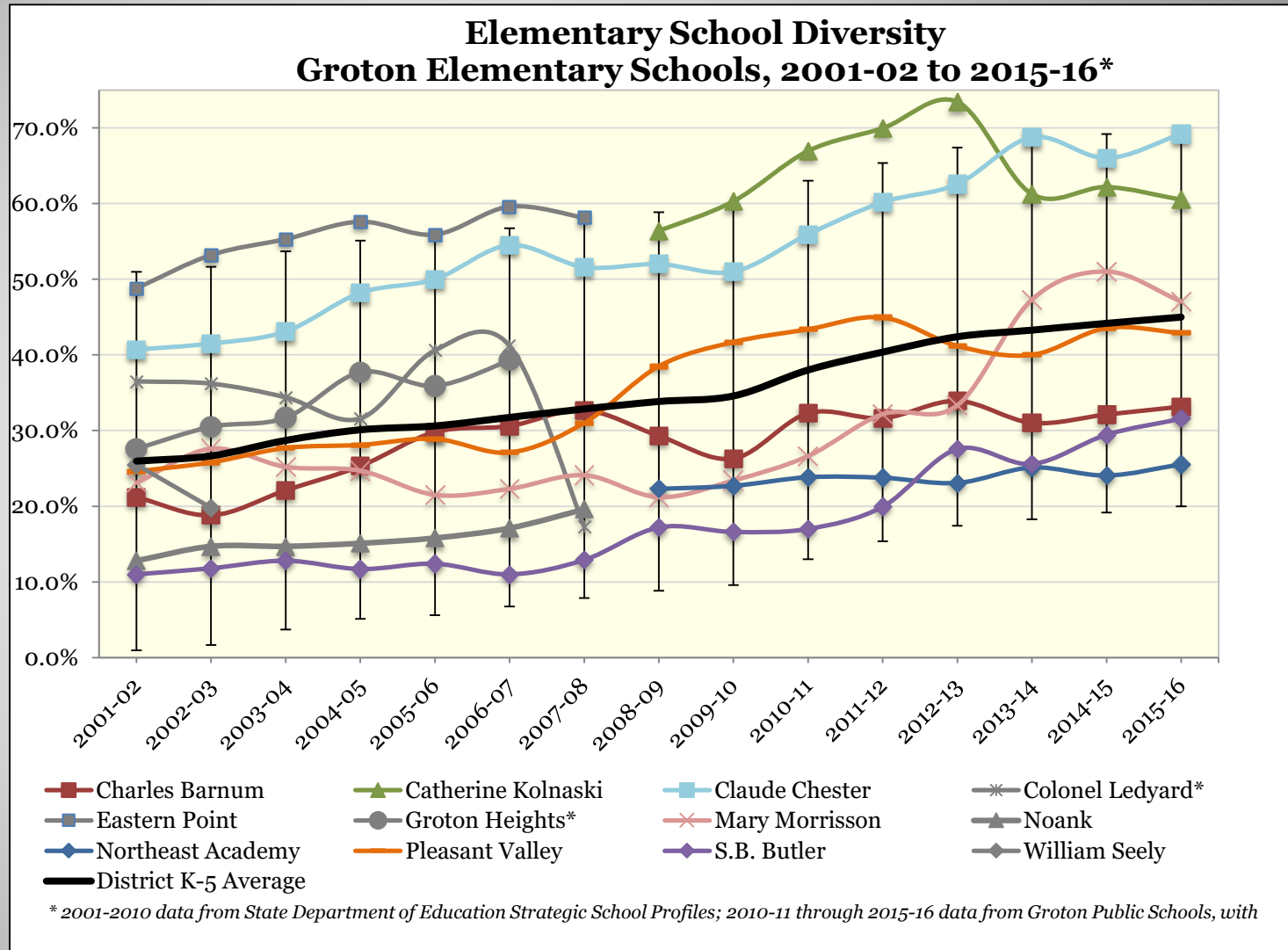
on

December 12, 2014



# Shifting Demographics

- Groton's Elementary School Diversity increased by nearly **20%** since 01-02.
- Decades of redistricting has resulted in short-term fixes & community fatigue







# Diversity School Grant

- In order to qualify for the Diversity School Grant under CGS 10-286h, the school for which the grant is applied would have to have an absolute imbalance greater 25%
- Oct. 1<sup>st</sup> 2015 enrollment indicates **Claude Chester elementary school is no longer imbalanced** but still impending
- At this time, Groton does not qualify for 80% Diversity School Grant

## 2014-15

Imbalanced=  
CC  
Impending=  
NE & CK

## 2015-16

Impending=  
CC, NE, & CK

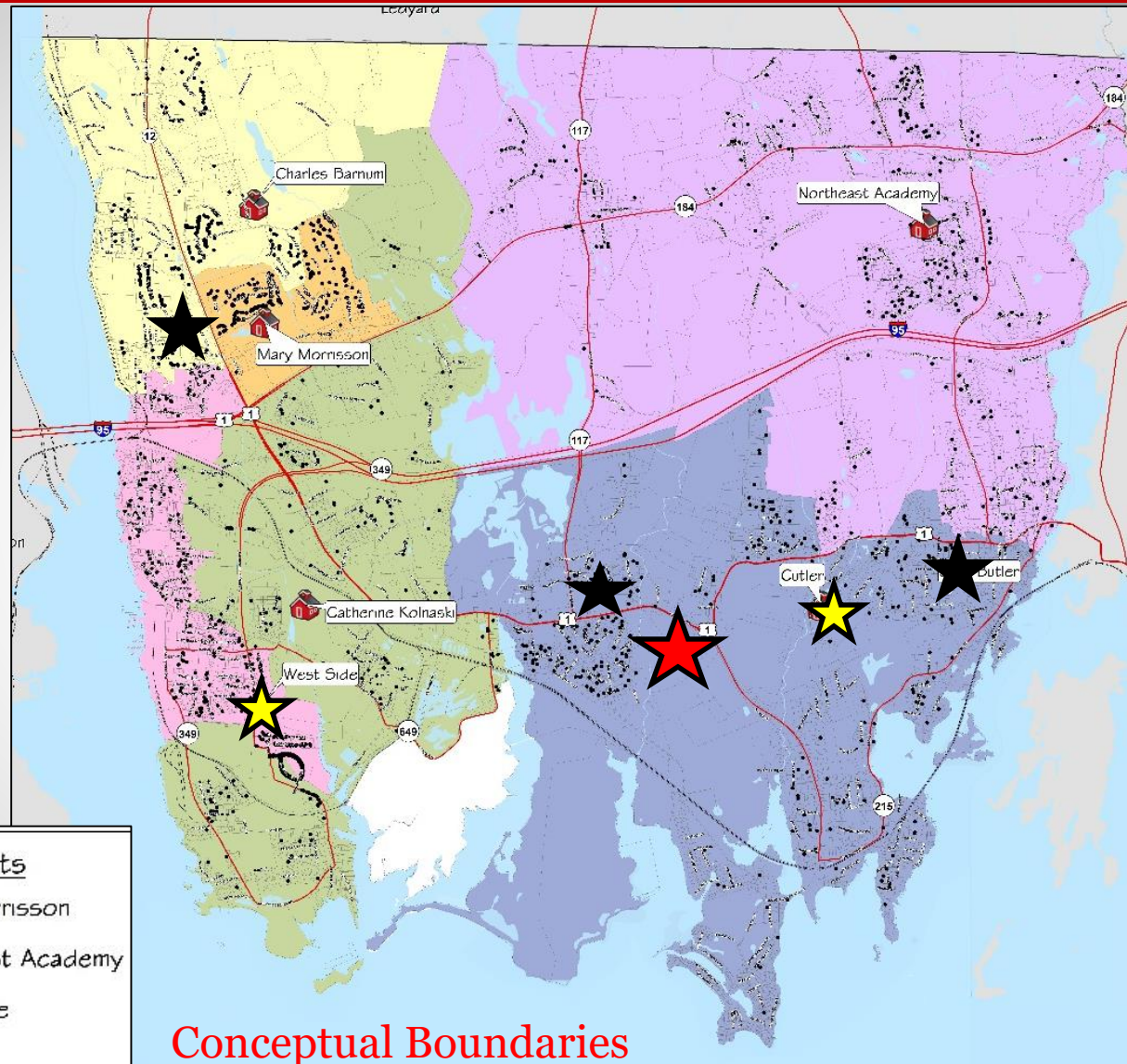
# Future Landscape of Groton Schools

- Neighborhood Schools with Intra-District Magnet Components

- ★ New Middle School
- ★ School to Close
- ★ New Elementary School

## Potential Elementary School Districts

Catherine Kolnaski	Mary Morrisson
Charles Barnum	North East Academy
Cutler	West Side







# Intra-District Magnet Elementary Schools

- Scenario Planning Assumptions:
  - Cutler & West Side Function as Magnet Schools
  - CK, CB, MM & NE Will Each Send 20 Students to Both Cutler & West Side
  - West Side & Cutler will swap 20 students each.
  - STEM offering continues at CK.
  - GPS to offer Performing Arts at Northeast in 2016-17. (Not Reflected in Table)

600 student Elementary Schools at Cutler & West Side with 2014-15 PreK-5 Enrollments						
6 Elementary School Alignment	Attendance Zones & Open Choice Programming					
	PreK	K-5	Total	Total Minority Enrollment	% Minority	Racial Balance
Catherine Kolnaski	30	349	379	220	58.14%	13.85%
Charles Barnum	15	289	304	104	34.21%	-10.08%
Cutler*	60	523	583	235	40.33%	-3.96%
Mary Morrisson	15	299	314	134	42.68%	-1.62%
Northeast	15	338	353	83	23.52%	-20.78%
West Side*	60	504	564	330	58.43%	14.13%
<b>TOTAL K-5</b>	<b>195</b>	<b>2,302</b>	<b>2,497</b>	<b>1,106</b>	<b>44.30%</b>	

\*Operates as Choice School

- **Magnet Programming necessary for long term balance while providing gains in efficiency.**



# Groton 2020 – The Charge

The Board of Education should consider and approve a school organization and facilities plan that enables progress toward achieving the school district vision and mission, and addresses the critical issues presented.

The Planning Committee agreed to present what is perceived to be the best organizational option to the Board of Education for its consideration. This option has several interrelated components, as follows:

1. Maintain the high school program in its current facility. Design and implement challenging programs at the high school that will enhance the variety and rigor of opportunities available to ALL students. Fitch High School will provide an equal or better education than area schools of choice, including early graduation, college level courses, and multiple pathways to success.
2. Build a new middle school for all Groton students. This middle school will provide enhanced program opportunities for ALL students that are challenging and varied. The new middle school programs will be well-articulated with high school opportunities [multiple pathways to success]. The school should be located in close proximity to Fitch High School to encourage and take advantage of multiple interface activities, such as providing advanced course work opportunities for students. Middle school students should be able to gain high school credit for these courses.
3. Convert Cutler and Westside Middle Schools to Pre-kindergarten through grade 5 schools. Students would be transferred to these schools after the new middle school was completed and occupied. Some work will need to be done to enable these schools to accommodate primary grade children in appropriate learning settings. These modifications may be made prior to or during the school consolidation.
4. Close the three elementary schools that are in the poorest physical condition and require the most capital investment for bringing them up to code and contemporary educational space standards.

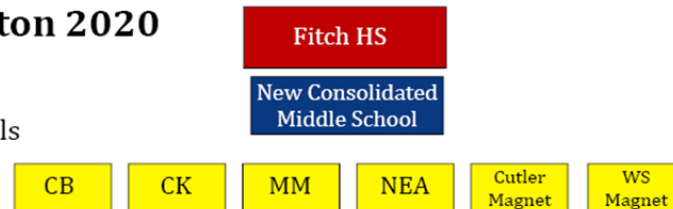


# Construction Program

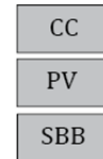
- Consolidated Middle School Centrally located next-door to Fitch High School
- West Side & Cutler Middle Schools become elementary schools
- Closure of Claude Chester, Pleasant Valley & SB Butler

## Proposed Groton 2020

1 High School  
1 Middle School  
6 Elementary Schools

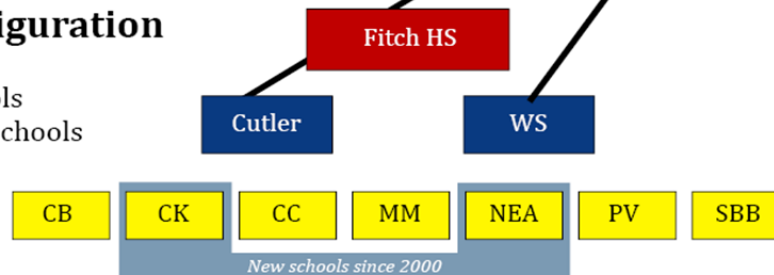


*Elementary Schools to be closed*

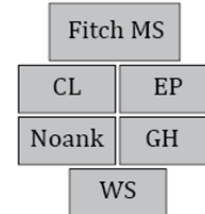


## 2015 Configuration

1 High School  
2 Middle Schools  
7 Elementary Schools

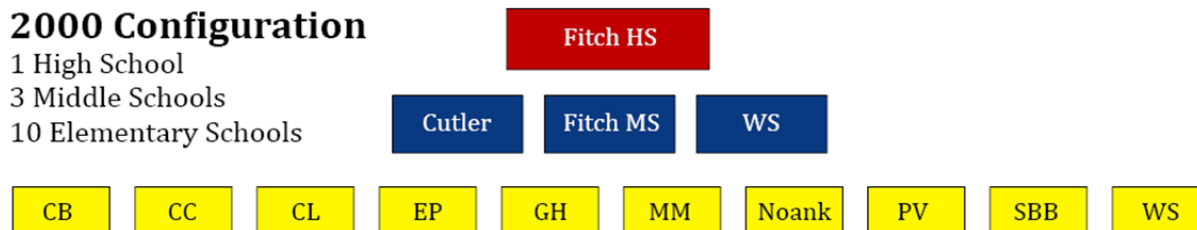


*Schools closed since 2000*



## 2000 Configuration

1 High School  
3 Middle Schools  
10 Elementary Schools





# New Middle School



HIGH SCHOOL CAMPUS CONCEPT 'D2'

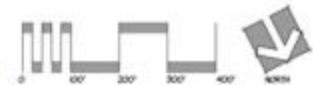
## GROTON MIDDLE SCHOOL SCHOOL FACILITIES INITIATIVE TASK FORCE

GROTON LONG POINT ROAD  
GROTON, CONNECTICUT

DECEMBER 11, 2014



MILONE & MACBROOM + SLAM



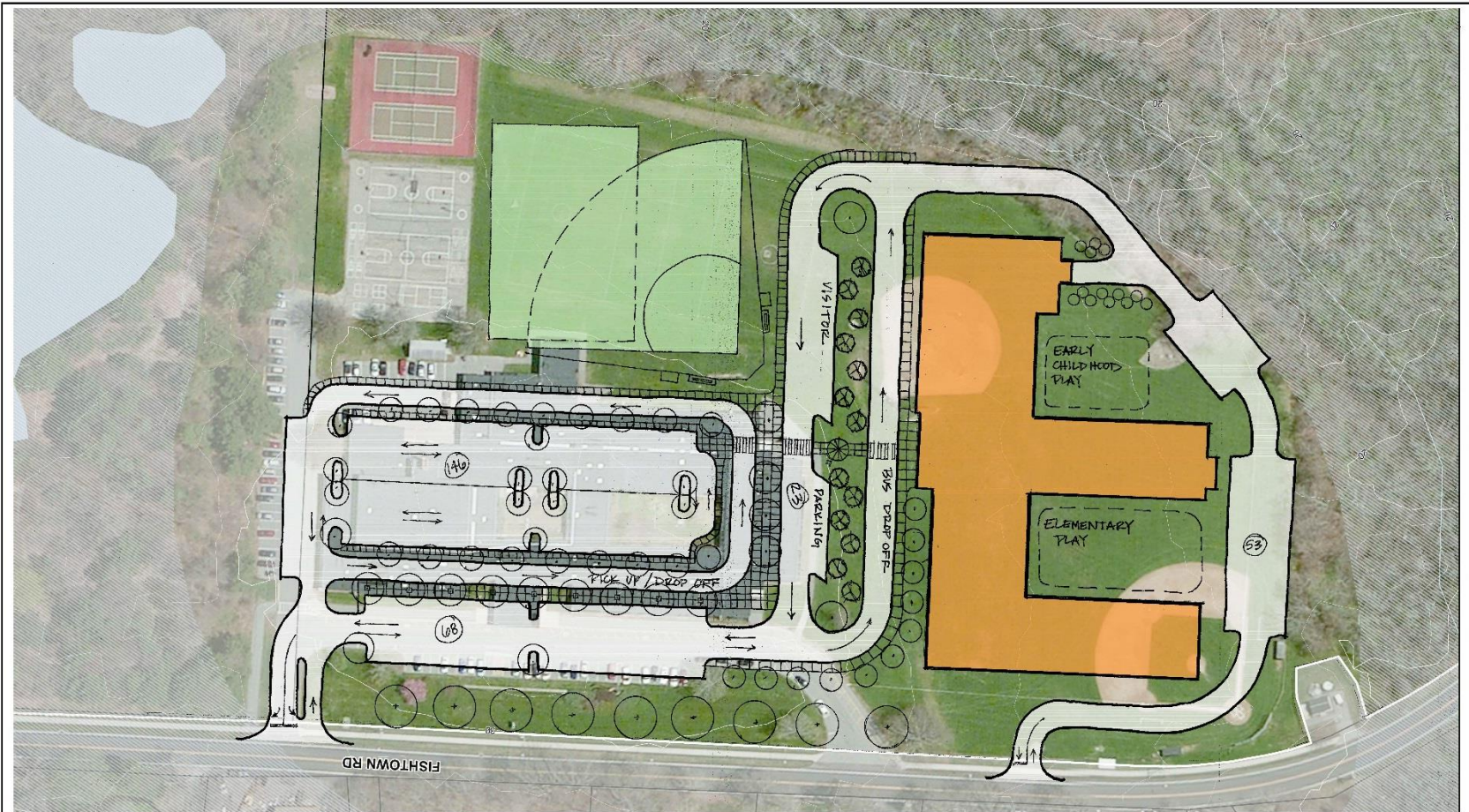


# Test- Fit Considerations

- Compact building design can be accommodated – proximate to High School, works with existing topography
- Wetlands preserved & lower wooded portion of site
- Independent access for Middle School with controlled access to High School site
- Hub of academic, athletic, performing arts and community activities
- Outdoor athletics include a baseball, softball, multi-purpose synthetic turf field, and multi-sport field
- Groton negotiating Merritt Property (+/- 35 ac) land conversion with DEEP



# Elementary School on Cutler

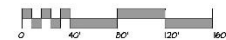


CONCEPT "3"

CUTLER SCHOOL - ELEMENTARY CONVERSION  
SCHOOL FACILITIES INITIATIVE TASK FORCE

160 FISHTOWN ROAD  
GROTON, CONNECTICUT

MILONE & MACBROOM + SLAM

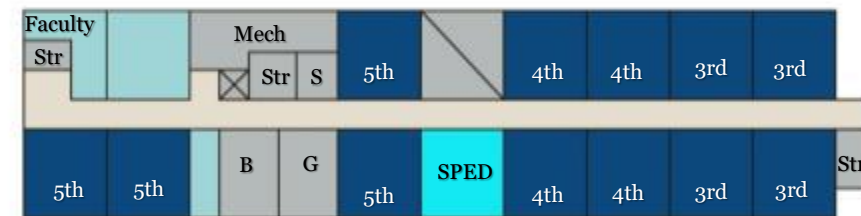




# Cutler Prototype PK-5 – Layout



First Floor

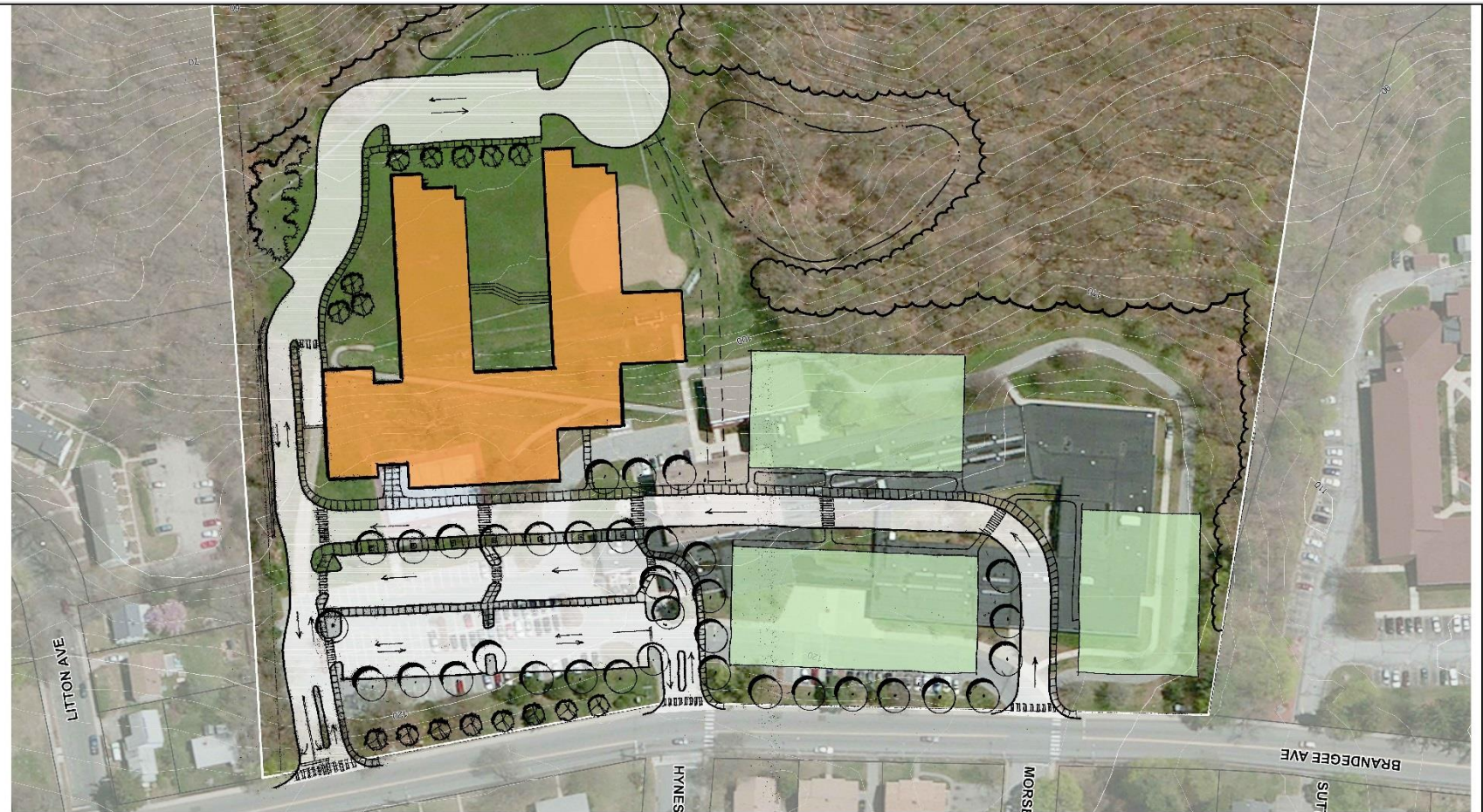


Second Floor

Str = Stairs  
S = Storage



# Elementary School at West Side

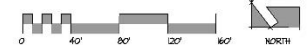


CONCEPT "3"

WEST SIDE ELEMENTARY SCHOOL  
SCHOOL FACILITIES INITIATIVE TASK FORCE

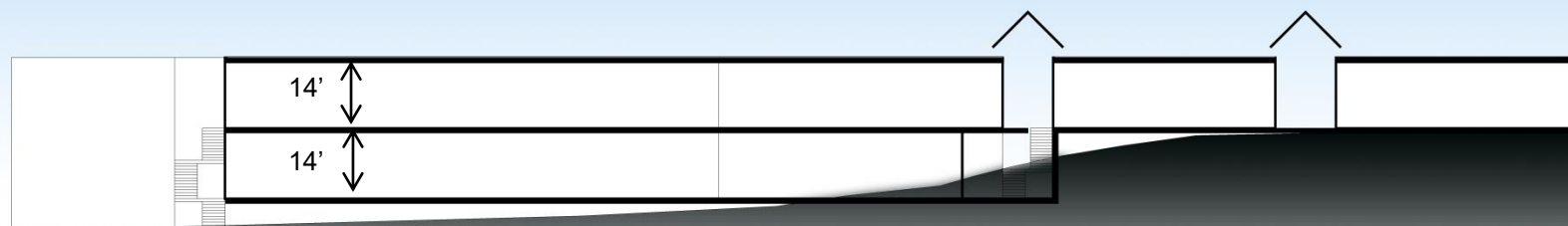
250 BRANDEGEE AVENUE  
GROTON, CONNECTICUT

MILONE & MACBROOM + SLAM





# West Side ES – Prototype Fit Study – Section Diagram

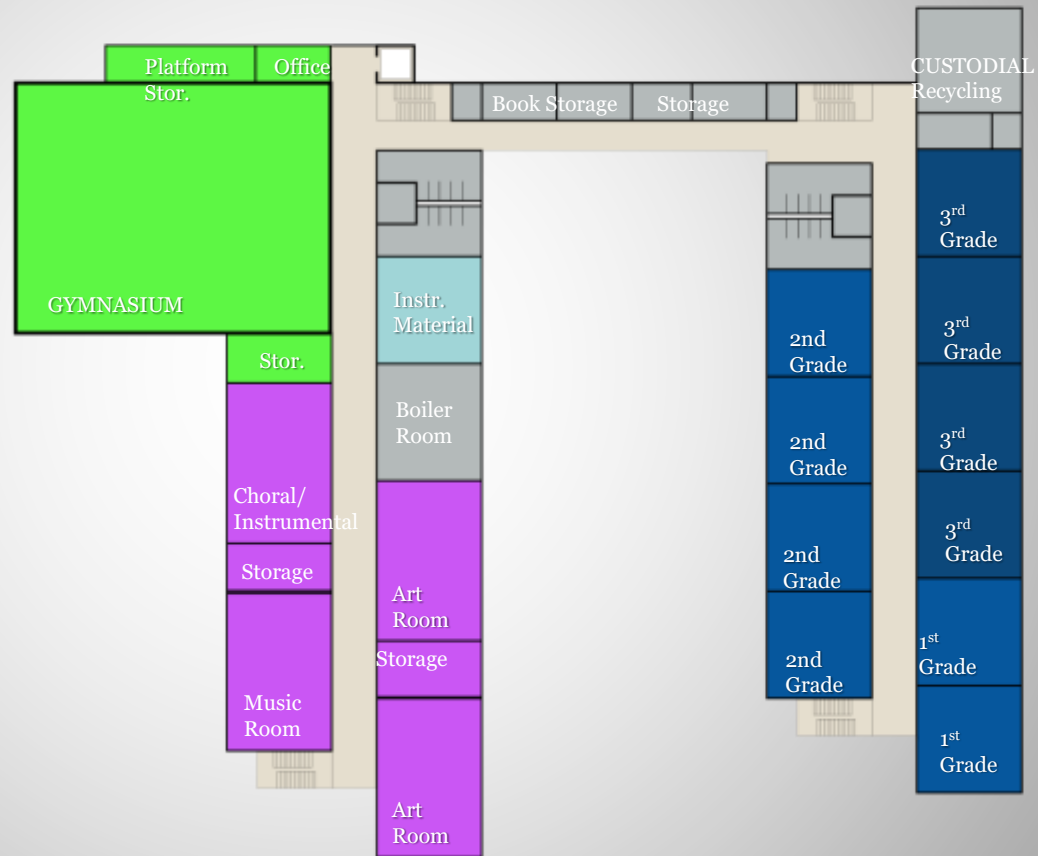


# West Side ES – Prototype Fit Study





# West Side ES – Prototype Fit Study







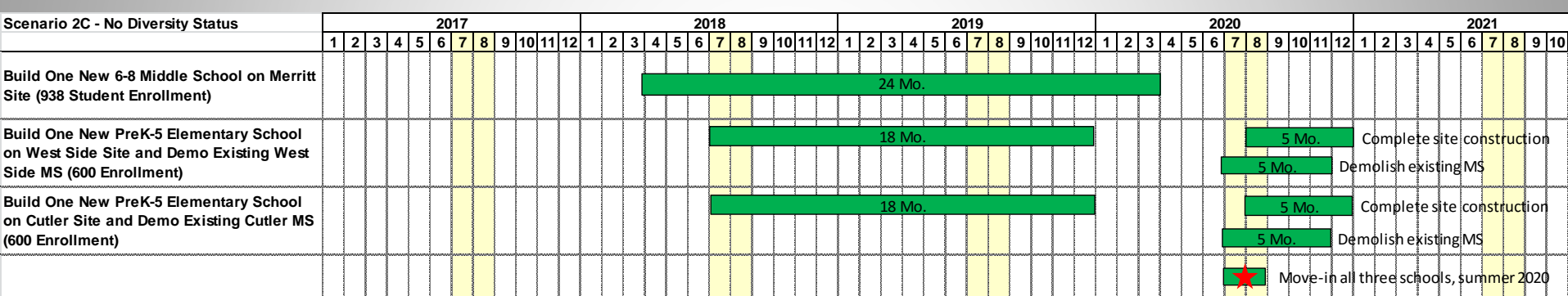
# Elementary Summary

- Construction of two new 86,000 sq. ft. elementary schools with capacity for 600 students each to replace Claude Chester, S.B. Butler and Pleasant Valley
- Reuse of middle school sites & maintains historical presence of schools
- Efficiently planned schools for PreK-5 program
- Improvements to outdoor play facilities



# Groton 2020 - Schedule

<b>Scenario 2:</b>	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
	Build One New PreK-5 Elementary School on West Side Site and Demo Existing West Side MS (600 Enrollment)
	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (600 Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison



## Assumptions:

- MS design starts January 2017, 15 Mo. duration: design through bidding (Groton “At Risk” for initial pre-construction costs )
- Construction start after design completion early in 2018.



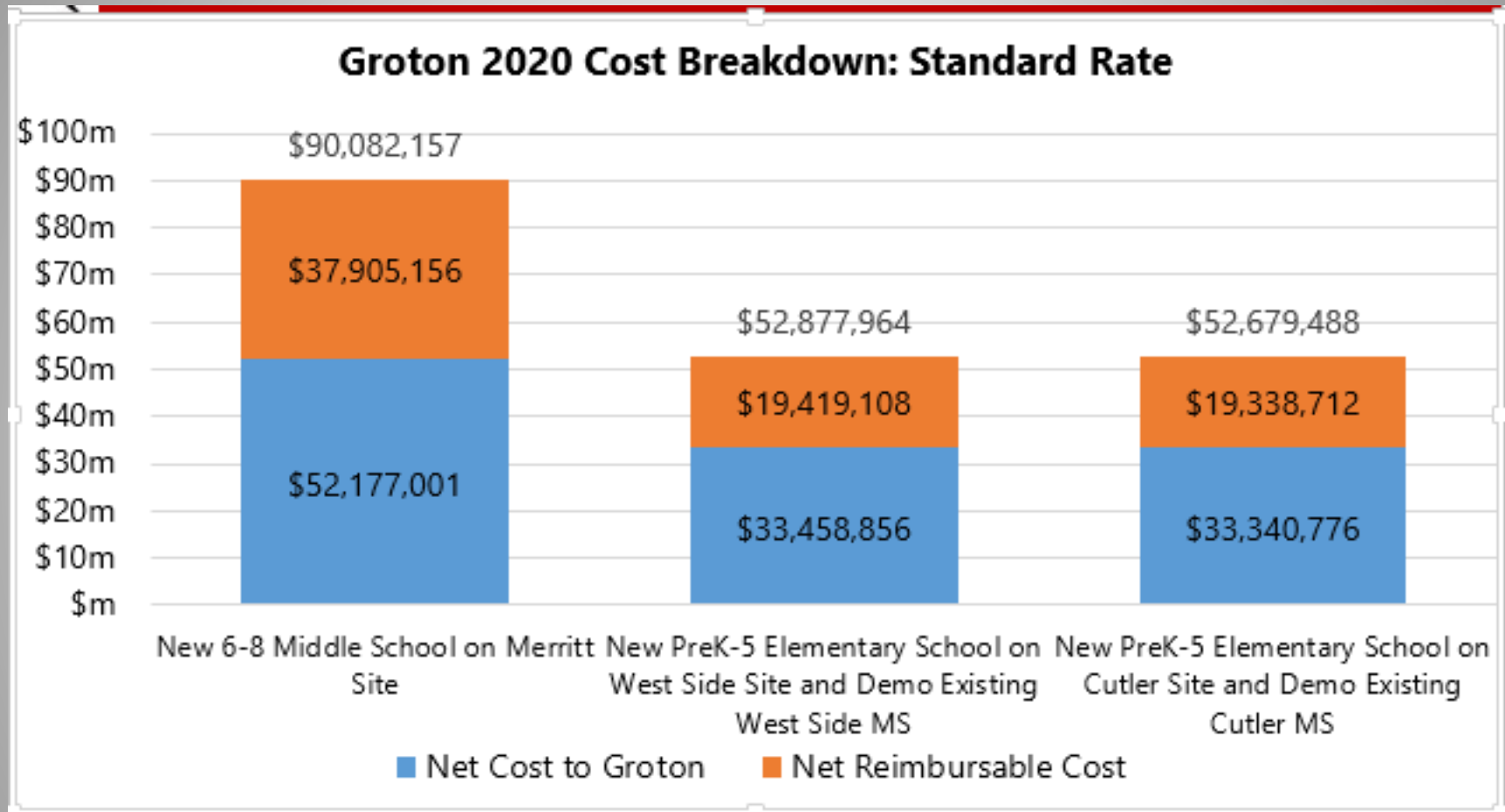


# Cost Modeling Updates

- Reviewed Estimated Soft Costs with Town
- Adjusted Schedules
  - Cost models assume A/E design at risk – January 2017 start
  - MS construction start after design completion
- Adjusted unit costs to reflect current market conditions
- Adjusted escalation to reflect current forecasts
- Removal of 80% grant applied to one elementary school
- Allocation of \$4 million for Merritt land conversion offset.



# Cost Summary – 2016 Grant Reimbursement



➤ Total Project Cost:  
\$196 million

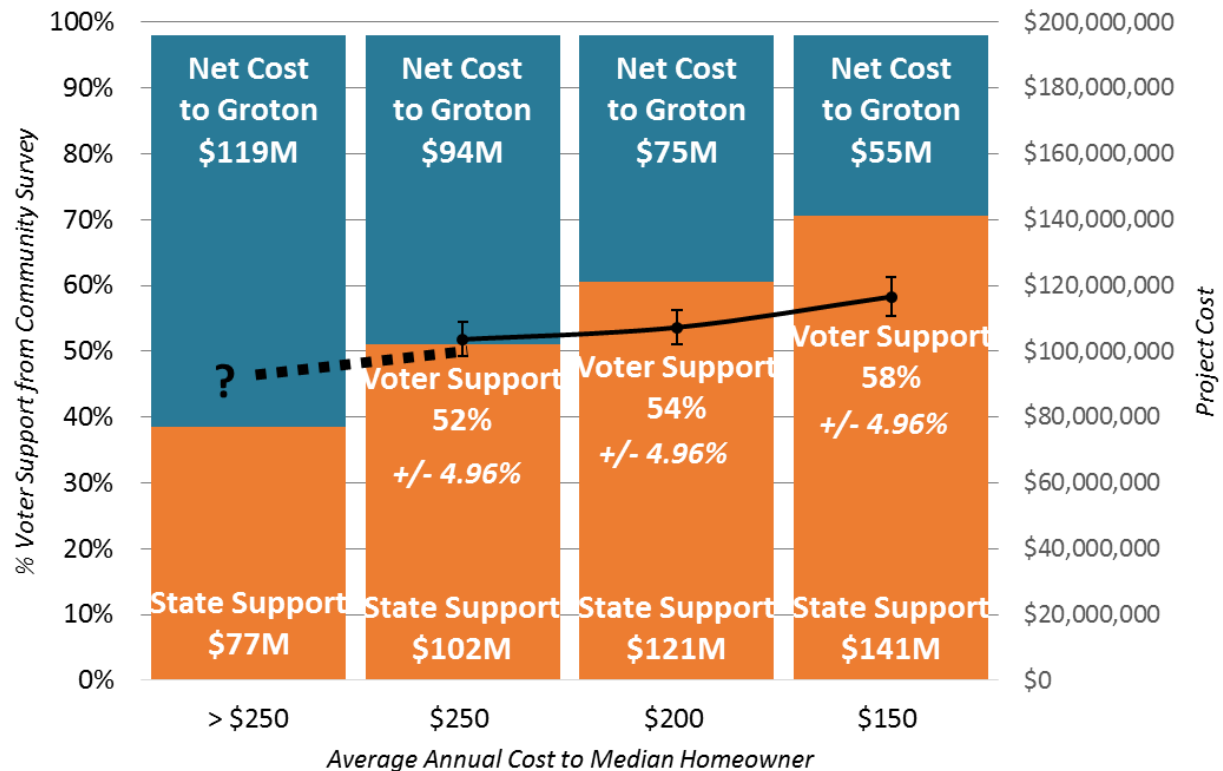
➤ Net Cost to Groton:  
\$119 million



# Cost and Public Support

- Informed Public Participated in Community Survey Summer 2015.
- Decrease in Reimbursement rate & loss of Diversity School Grant – Impacts Community Support

**Net Project Cost, Tax Impact, and Community Support for Groton 2020 Plan**



Sources: Town of Groton Pro Forma Debt & Mill Rate Impact, IBIC  
Groton School Facility Initiative Task Force Community Survey, CRPP

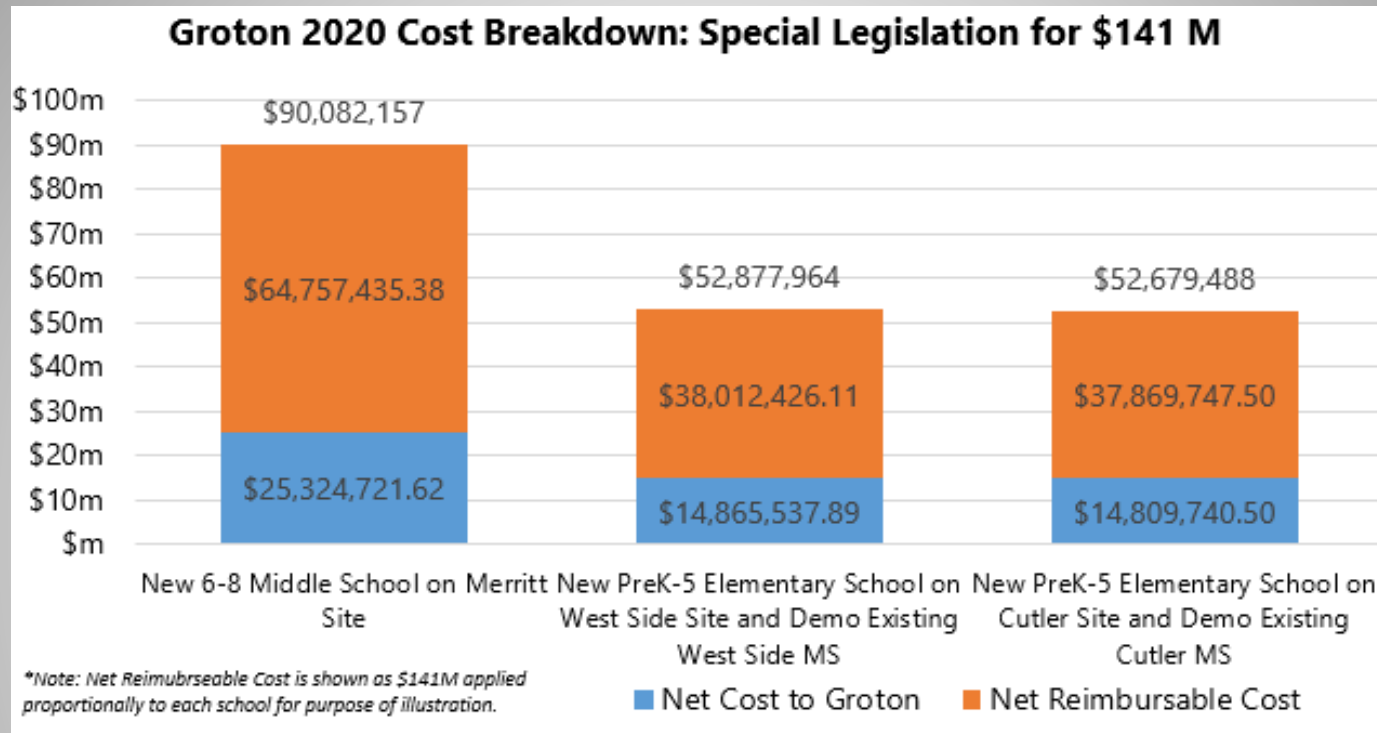


# Special Legislation

- On January 27<sup>th</sup> & February 25<sup>th</sup> Meetings were held with the Representatives from the State Board of Education (SBE), Department of Administrative Services & Groton's State Representations in Hartford.
- Plan rationale and specifics were presented and discussed.
- Special legislation was identified as an appropriate mechanism to assist Groton
- Groton was asked to provide in writing an "Ask" bridge the gap between total project cost and "what Groton can afford and ultimately pass at referendum."

**Special Legislation is an Opportunity. No Guarantees.**

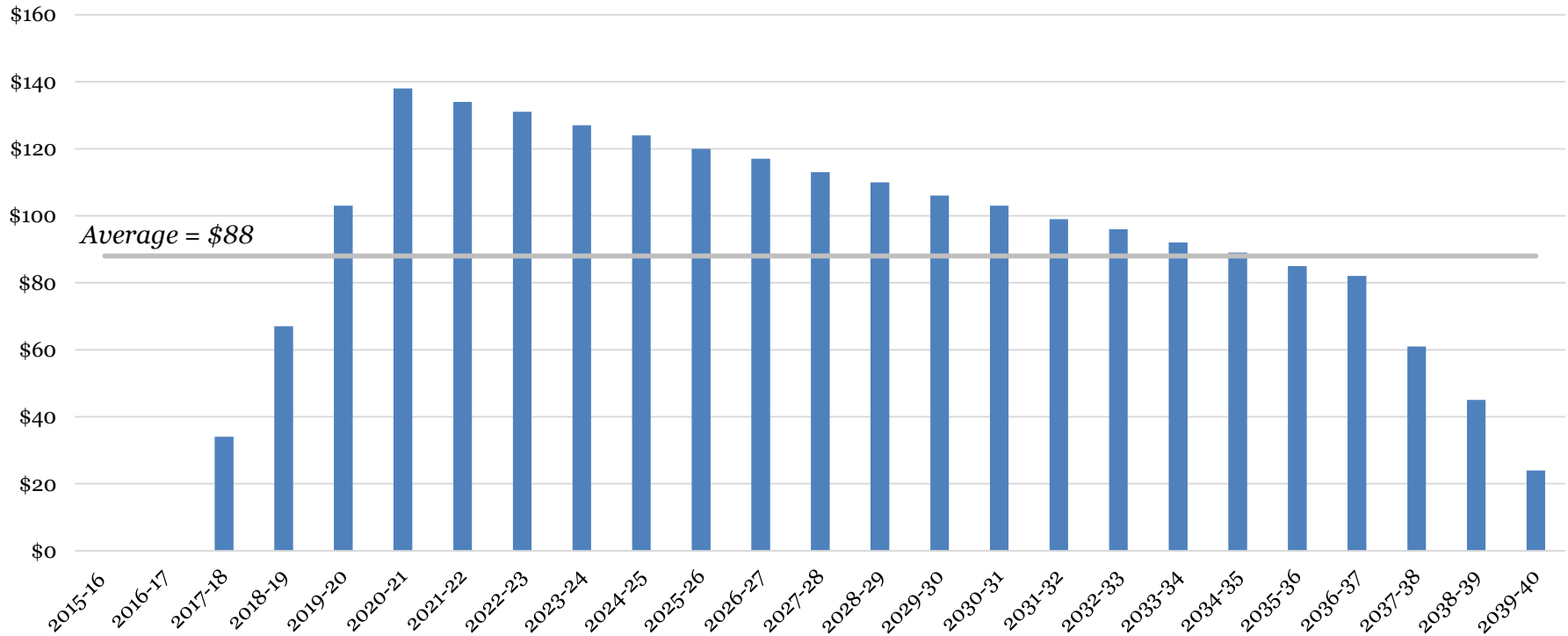
# Cost Summary – Special Leg.



- Total estimate project costs: \$ 195,640,000
- Proposed Groton Share: \$ 55,000,000
- Proposed State Share: \$ 140,640,000
- **Round to:** **\$ 141,000,000**

# Implications for Taxpayers

Annual Cost on Home Assessment (Per \$100,000 of Assessed Value)



Source: "Town of Groton, CT Pro Forma Debt & Mill Rate Impact: Proposed School Projects - \$55M Net Cost to the Town" by IBIC LLC

- Average of \$88 per \$100,000 of assessed value
- Average annual cost to median homeowner = \$152





# Schedule Nov. 2016 Referendum

## NOVEMBER 2016 REFERENDUM CALENDAR

<u>STEPS</u>	<u>DATE</u>
1. COW considers project.....	Prior to March 22
2. COW approves authorization to prepare Ordinance.....	March 22
3. TC adopts authorization to prepare Ordinance.....	April 5
4. Bonding attorney prepares ordinance, including summary version .....	April 6 – May 2
5. COW approves ordinance, PH date and PC referral .....	May 10
6. Mayor introduces Ordinance .....	May 17
7. TC sets PH date for Ordinance.....	May 17
8. TC refers Ordinance to Planning Commission per CGS 8-24 .....	May 17
9. COW reviews Fiscal Impact Analysis .....	May 24
10. TClerk publishes notice of PH with ordinance language.....	no later than June 15
11. TClerk refers ordinance to RTM for information .....	on or before date of PH publication
12. Planning Commission acts on CGS 8-24 referral .....	June 14
13. TC holds Public Hearing .....	June 21
14. COW approves Ordinance.....	June 28
15. COW approves authorization for description prepared by Town Attorney .....	June 28 (if desired)
16. TC adopts Ordinance (after Planning Commission acts) and refers to RTM .....	July 5
17. TC adopts authorization for description prepared by Town Attorney .....	July 5 (if desired)
18. RTM receives Ordinance and assigns to Committee.....	July 13
19. RTM Committee recommends adoption .....	on or before Aug 10
20. RTM acts on Ordinance .....	Aug 10
21. TClerk publishes Notice of Passage .....	no later than Aug 20
22. COW approves referendum date, form of question(s), explanatory text .....	Aug 23
23. TC adopts referendum date, form of question(s), explanatory text .....	Sept 6 (no later than Sept 8)
24. TClerk submits question to SOS .....	no later than Sept 23
25. Referendum date .....	Nov 8



# Groton 2020

- Right thing to do for the education of all our children
- For cost effectiveness – efficient operation
- Fair educational opportunities across the board



# Thank You!

## Comments or Questions?